

FORM B – BUILDING

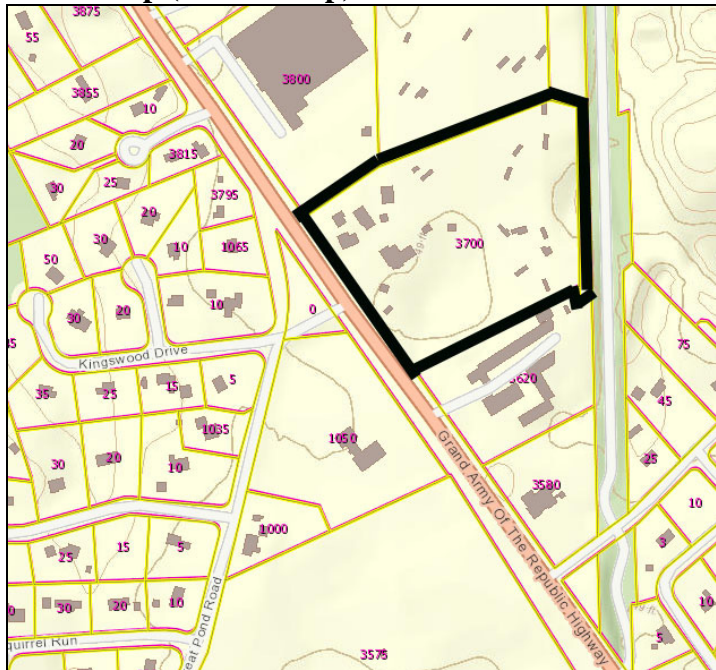
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



View from south.

Locus Map (north at top)



Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: May 2013

Assessor's Number USGS Quad Area(s) Form Number

11-1

ORLEANS

EAS.724,
EAS.725
&
EAS.726

Town/City: Town of Eastham

Place: (*neighborhood or village*): North Eastham

Address: 3700 State Highway

Historic Name: Eastham Camps Building

Uses: Present: store

Original: shop/garage

Date of Construction: 1928

Source: deeds, tax records

Style/Form: undetermined

Architect/Builder: unknown

Exterior Material:

Foundation: rock-faced concrete block & concrete block

Wall/Trim: wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures: 2 cottages (& other recent buildings elsewhere on site)

Major Alterations (*with dates*): rear ell off store (date unknown)

Condition: good

Moved: no ☒ yes ☒ **Date:**

Acreage: 7.18 acres

Setting: The subject property is located on the east side of State Highway in a suburban area of mixed land uses. The property is bounded on the east by the Cape & Vineyard Electric Co. easement, beyond which is open space. Motels border the property on the north and south, Motel 8 and Town Crier Motel, respectively. West across the highway is a Baptist Church and a single family residential development.

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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION:

The historic store that occupies the subject property is a one-story building with gable roof with wide overhanging eaves. A cross-gabled rear ell was added sometime well before 2001, probably not too many years after the store was first constructed, given it has matching architectural details.¹ No building permit for the addition is on file. Currently housing "Blackbeard's Bait & Tackle" shop, the building has a four-bay front facade facing the highway with three multi-paned display windows and main entrance. A sign is attached to the roof. A front gable canopy supported by hefty angled brackets shelters this entry. The wood door looks to be original, having a large 12-light window over a single panel. Three original two-over-two double hung sash are evenly spaced along the right (south) side. This original section has a rock-faced concrete foundation. The added ell extends the south-facing facade of the shop and has a second entry that replicates the door and front gable canopy of the front. The fenestration on this side includes a pair of smaller two-over-one windows flanked by single two-over-two windows that match those in the original section, all to the right (east) of the secondary entrance. The foundation under the ell has been parged and solar panels attached to its south-facing roof.

A small cottage is located north of the store. It has a two-bay front facade and jerkin-head gable roof with wide overhanging eaves. The four-bay left (west) side has two-over-one windows that look to be original; singletons flank a pair in the middle. A couple of windows, one on the front and one on the right side are probable replacements. There a small shed-roofed ell off its right (east) side. Like the store, the building is clad with weathered wood shingles and has white-painted corner boards and trim.

Another small cottage, which is not depicted on the 1930 plan, may have been moved here or constructed later. It lies to the south of the store and early cottage and is oriented to the northwest. It has a gable roof, a projecting front ell and a small left side lean-to. It matches the older buildings in cladding and trim, but it has six-over-six and four-over-four windows, that appear to be original.

A wood privacy fence, painted white, with gate extends northward from the southwest corner of the store in front of the rear cottage, screening it from the highway. The entrance driveway off State Highway and parking areas in front of all the buildings is paved (blacktopped). The remainder of this large lot has been substantially modified in the 21st century with new buildings and campsites. A large three-part, ground-mounted sign at the driveway entrance announces the current name of the campground: "Atlantic Oaks."

HISTORICAL NARRATIVE

Town records state that the building at 2300 State Highway was built in 1920, but tax and other records make it difficult to determine who built it. In 1928 the land was owned by Harvey Thomas Moore, a well-known local builder who lived elsewhere in Eastham; tax records and the 1910 county map consistently show his 5.3-acre homestead property in block 11, between Long Pond and Depot Pond in Eastham Center. In 1918, seven years after his father Winslow Adams Moore died, Harvey's widowed mother, Margaret Holden Moore, deeded to him a tract of 5-7/8 acres including a house and outbuildings that was probably their homestead, also between Depot and Long Ponds. How Harvey Moore came by this property in assessors' block 41 is unclear, as his 1928 deed cites no prior title and deed indices show him as a grantee only for the tract his mother transferred to him in 1918.

Born in 1878, Harvey Moore grew up in his parents' Eastham Center household. His father was a fisherman at the time of his birth. In 1899 Harvey T. Moore was working as a laborer in Eastham when he married Sarah (or Sadie) LeCount, a Wellfleet native then working as a housekeeper in Eastham. In 1900 he and Sarah were living in his parents' household, and Moore was a farm laborer. By 1910, however, Moore had become a house carpenter. In a 1982 interview Eastham's Joe King remembered him:

He was an all right guy. He was a carpenter. That was his business. . . . And he was a big builder. We only had—back in the twenties and the thirties and like that we only had two or three builders around. Bill Higgins lived on what is now Queen Anne Road in a big old house that's there. He was a big builder. He was a building mover. And Harvey Moore was a builder. I don't think Harvey ever moved buildings, but he constructed buildings. There's a lot of houses around here. But that was a time when it took a year or a year and a half to build a house, because they would frame it up and then they would let it sit for several months till the wood in there seasoned.²

In January 1928 Moore sold the five-acre parcel on which 3700 State Highway now stands to Richard Harold Whitford of Wareham.³ The tract ranged from State Highway on the west to the New York, New Haven, and Hartford rail corridor on the east. The deed makes no reference to buildings, and it seems likely that, though Moore was a builder, Whitford was the one

¹ Town of Eastham records, a 2001 site plan on file depicts the ell, unlike the 1930 site plan pictured below.

² Joe King, interview, 4 June 1982, Eastham Historical Commission/Eastham Public Library.

³ Harvey T. Moore to Richard H. Whitford, 9 January 1928, BCD 450:474.

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responsible for the 3700 State Highway structure(s). It may have been a roadside stand, garage, or rest room building for Whitford's Eastham Camps, a tourist camp he had opened by 1929.

Richard H. Whitford was born in 1896 in Brookline, the son of Richard C. Whitford, a compass maker, and Alice B. Hurd, a native of York, Maine, who may have been related to the Hurds of Eastham. In 1910 the Whitfords were living in Quincy, where Whitford was working as an automobile timekeeper, according to the census. His aunt, Carrier Hurd, a dressmaker born in Maine in 1870, was living in the household, as she had been in 1910. By 1917 Whitford was working for the Cadillac Motor Company in Detroit, but had returned to Quincy by 1920 and was working as an auto mechanic.

In 1929, according to the Cape Cod directory, Whitford's Eastham camps were one of only nine tourist camps operating on Cape Cod. Whitford's advertisement in that directory stated that his North Eastham business offered "cabins & tent sites" and "winter camps for gunners" as well as space for "week end parties." A forty-foot steel pole in front of the business held a flag by day and illumination by night. In 1930 the census shows him as a tourist camp proprietor living with his aunt Carrie Hurd and two other relatives, an uncle named Reuben Wyman and an aunt named Mary L. Johnson. Eastham tax records for 1931 show Whitford as an Onset (Wareham) resident with a roadside stand valued at \$1000, a garage at \$175, a "toilet & engine house" at \$40, a "ladies rest room" at \$25, three "wooden camps" valued at \$150 each, three "tent camps" together valued at \$100, and a cottage valued at \$800, all on the five-acre lot he had bought from Moore in 1928. In 1937 Whitford was taxed on a "community house" (valued at \$150), the roadside stand, garage, two toilet buildings, three wooden camps, two tent camps, 6 "Celetex" camps, a cottage, a water system, a lighting plant, and 7.55 acres of land. The term "celetex" is used to describe these camps in 1947 as well and apparently indicated a sugar-cane-based fiberboard or plastic sheathing.

By 1950 Eastham Camps was a complex of nine "camp houses" (three judged to be worth \$700 each, two at \$600 each, and the remaining three at \$400 each), a cottage worth \$1000, a camp worth \$150, the roadside stand, garage, two gas tanks, two toilet buildings, the community house, and the roadside stand, this last the single most valuable building at \$2500. The complex was essentially the same in 1954 but had grown to 10.25 acres.

The 1940 census shows Whitford as the proprietor of a retail lunch room, gas station, and seasonal cabins living on State Highway with his aunt Carrie Hurd. In May 1958, after Whitford died, his estate administrator Prince H. Hurd Jr. sold the Eastham Camps property to Warren W. Baker of Orleans; the property was now registered land after a boundary dispute was resolved in Massachusetts Land Court in 1934.⁴ Baker sold the property in 1962 to Edwin Hildreth Putnam and his wife Erleine of Orleans. Born in Brattleboro, Vermont, in 1926, Putnam ran Eastham Camps; his death certificate lists his occupation as "campground owner-manager." The Putnams sold the 3700 State Highway property to David A. and Donna M. Nussdorfer of East Harwich, who as trustees of Atlantic Oaks Realty LLC are the current owners of the property, which in 2010 houses Blackbeard's Bait and Tackle.⁵

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⁴ Richard H. Whitford, petition in Massachusetts Land Court, 7 March 1930, BCD 469:584; Whitford, Barnstable County Land Court (hereafter cited as BCLC) Case 13766, 1 May 1934, BCLC Certificate of Title 3441. See also "Plan of Land in Eastham," 3 February 1930, BCLC Plan 13766A, and "Subdivision of Lot A2 Shown on Plan 13766A," 11 October 1939, BCLC 13766B.

⁵ Prince H. Hurd Jr., administrator estate Richard H. Whitford, to Warren W. Baker, Orleans, 16 May 1958, Certificate of Title 21915; Warren W. Baker, East Orleans, to Edwin H. and Erleine B. Putnam, Orleans, 27 July 1962, Certificate of Title 28953; Edwin H. and Erleine B. Putnam, Route 6, to David A. and Donna M. Nussdorfer, Brewster, 2 April 1984, Certificate of Title 95902; David A. and Donna M. Nussdorfer, trustees Atlantic Oaks Realty Trust, Harwich, to Atlantic Oaks Realty LLC, Harwich, 7 March 2007, BCD 21875:72.

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MAPS

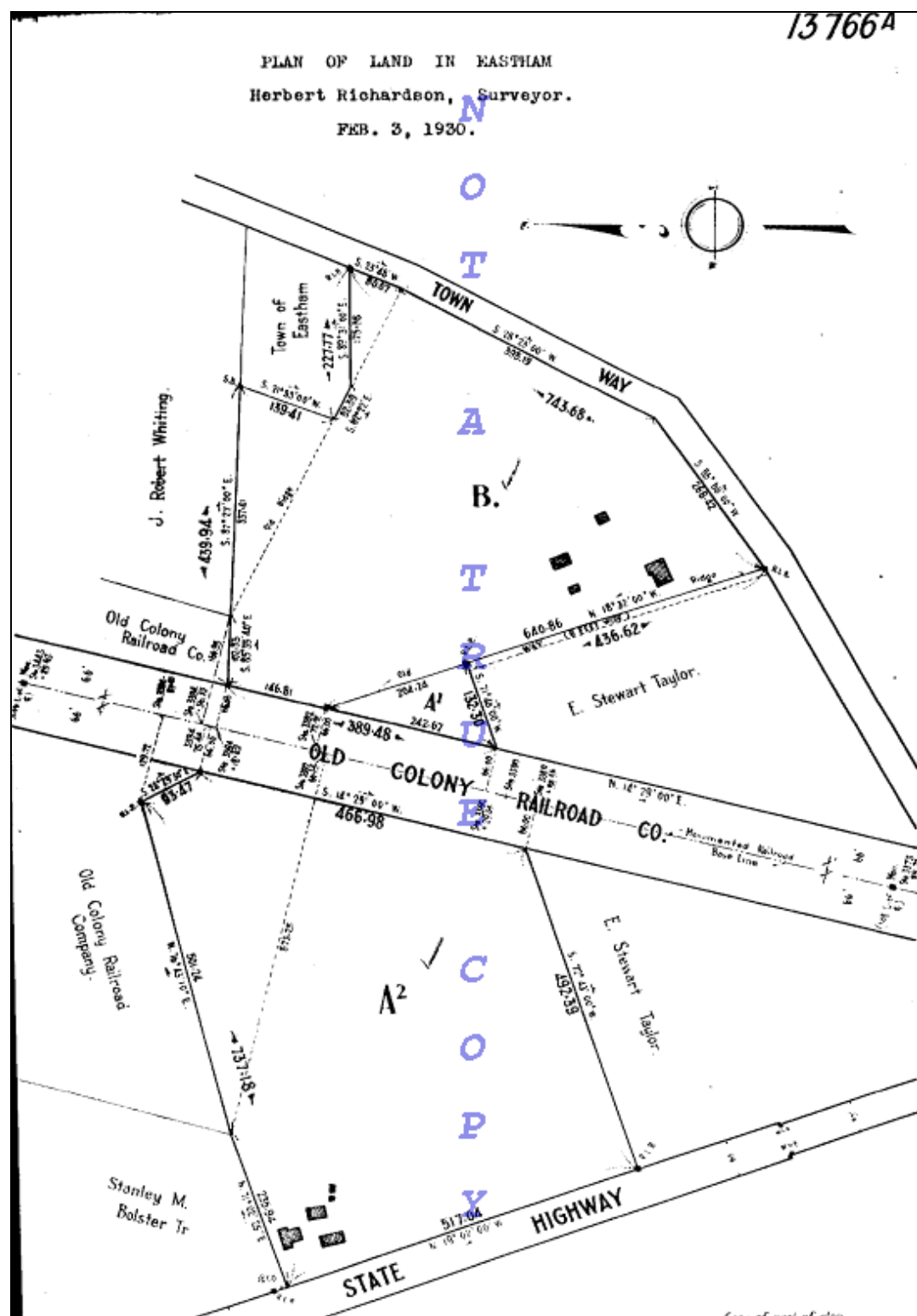
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SUPPLEMENTARY IMAGES



Land Court Plan 13766A, February 1930, shows 3700 State Highway as Parcel A2.

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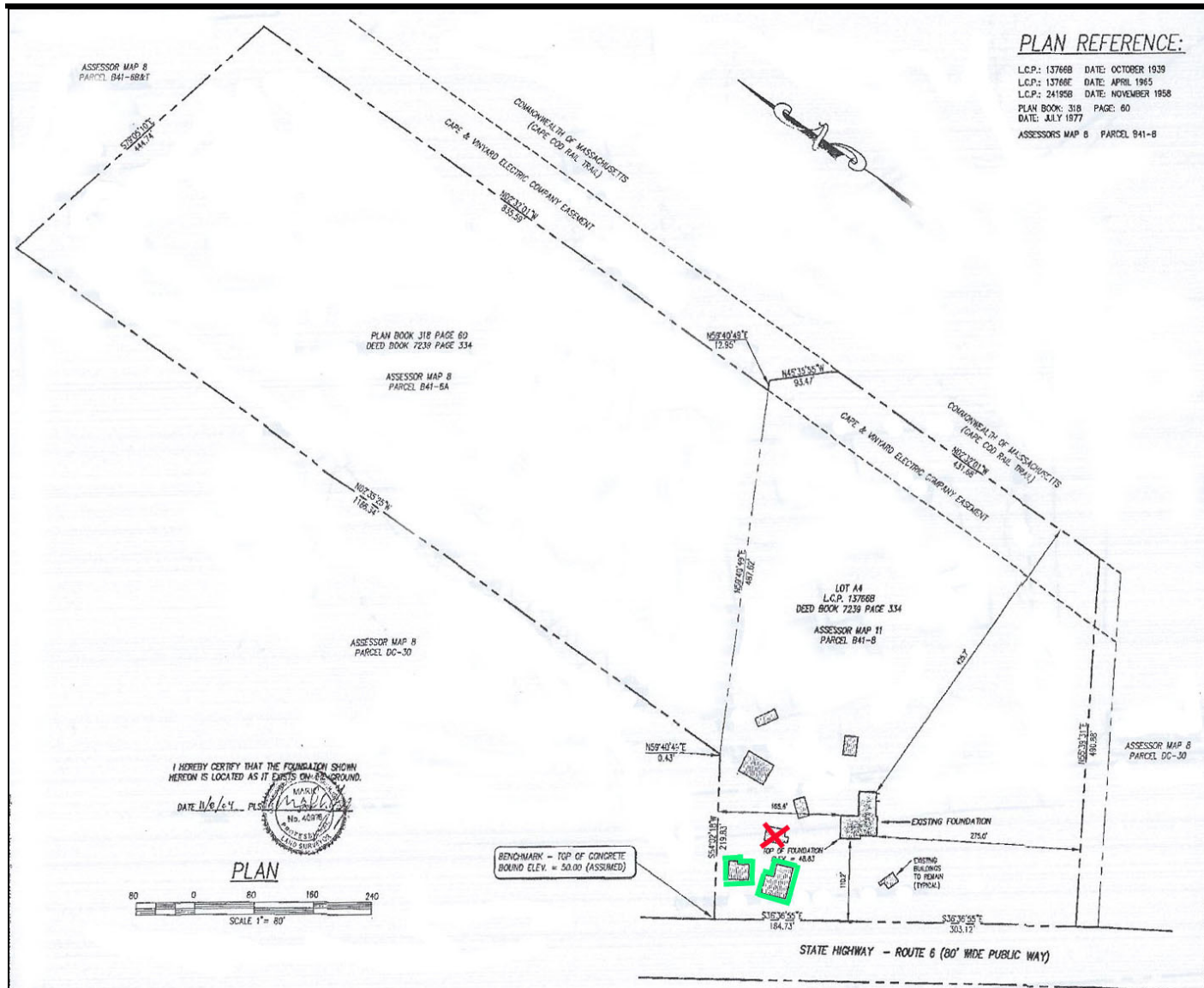
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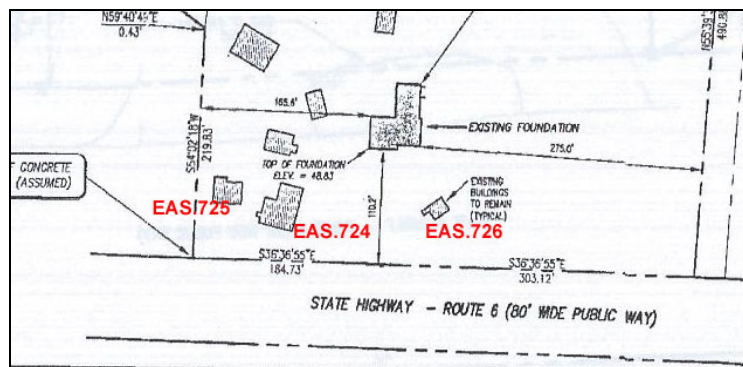
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This 2001 Plan depicts the two remaining historic buildings from 1930 outlined in green; the building crossed out in red indicates the one demolished to make room for a new workshop building in this location. (From Town of Eastham records.)



MHC #s in red correspond to building photos below.

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PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)



EAS.724: View from west.



View from southeast.



EAS.725: View from southeast.



View from south.



View from northwest.



EAS.726: View of mid-20th century cottage from northwest.